



THE ABBOT

HARVARD SQUARE
CAMBRIDGE, MA
20 BRATTLE ST.

OFFICE FOR LEASE
3,107 - 11,665 RSF AVAILABLE

WWW.THEABBOTBUILDINGS.COM



THE ABBOT is THE epicenter of Harvard Square. This iconic redevelopment is an **irreplaceable world class office** destination in the heart of Harvard Square.

LEASING HIGHLIGHTS



TRANSIT ORIENTED

Steps away from the 3rd most active MBTA station, Harvard Square's Red Line station is the life of the "Brain-Train."



EXCEPTIONAL DEMOGRAPHICS

One-mile population count of over 58,000 people, daytime population of 170,000 people, an average household income of more than \$130,500 as well as 82% of residents holding a college degree.



COMPLETE REDEVELOPMENT

Regency Centers delivered a world-class, fully gut-renovated building from inside out.



FLEXIBILITY

The Abbot can cater to office sizes spanning from 3,107 to 11,664 SF.



ICONIC PROPERTY

One of the most well-known buildings in the Cambridge area revitalized, blending historical preservation with modern amenities.



EPICENTER OF HARVARD SQUARE

Prominently sits at the heart of The Square next to Harvard Yard, Out of Town News, and two MBTA transit stations on both sides.



HARVARD SQUARE HIGHLIGHTS



HOME TO 4 UNIVERSITIES

25,762 UNDERGRADUATES



Lesley
UNIVERSITY



CLOSE PROXIMITY

TO 6 PUBLIC PARKING LOTS/GARAGES &
497 STREET PARKING SPACES



STEPS TO

MBTA'S RED LINE & BUS CONNECTIONS



68 HOTELS

WITHIN A 3 MILE RADIUS

WALKER'S PARADISE



98

BIKER'S PARADISE



98

EXCELLENT TRANSIT



99

WALKING DISTANCES

1 min

HARVARD SQUARE

4 min

71 & 73
BUS STOP

22 min

CENTRAL SQUARE
STATION

DRIVING DISTANCES

15 min

LOGAN AIRPORT

17 min

STORROW
DRIVE

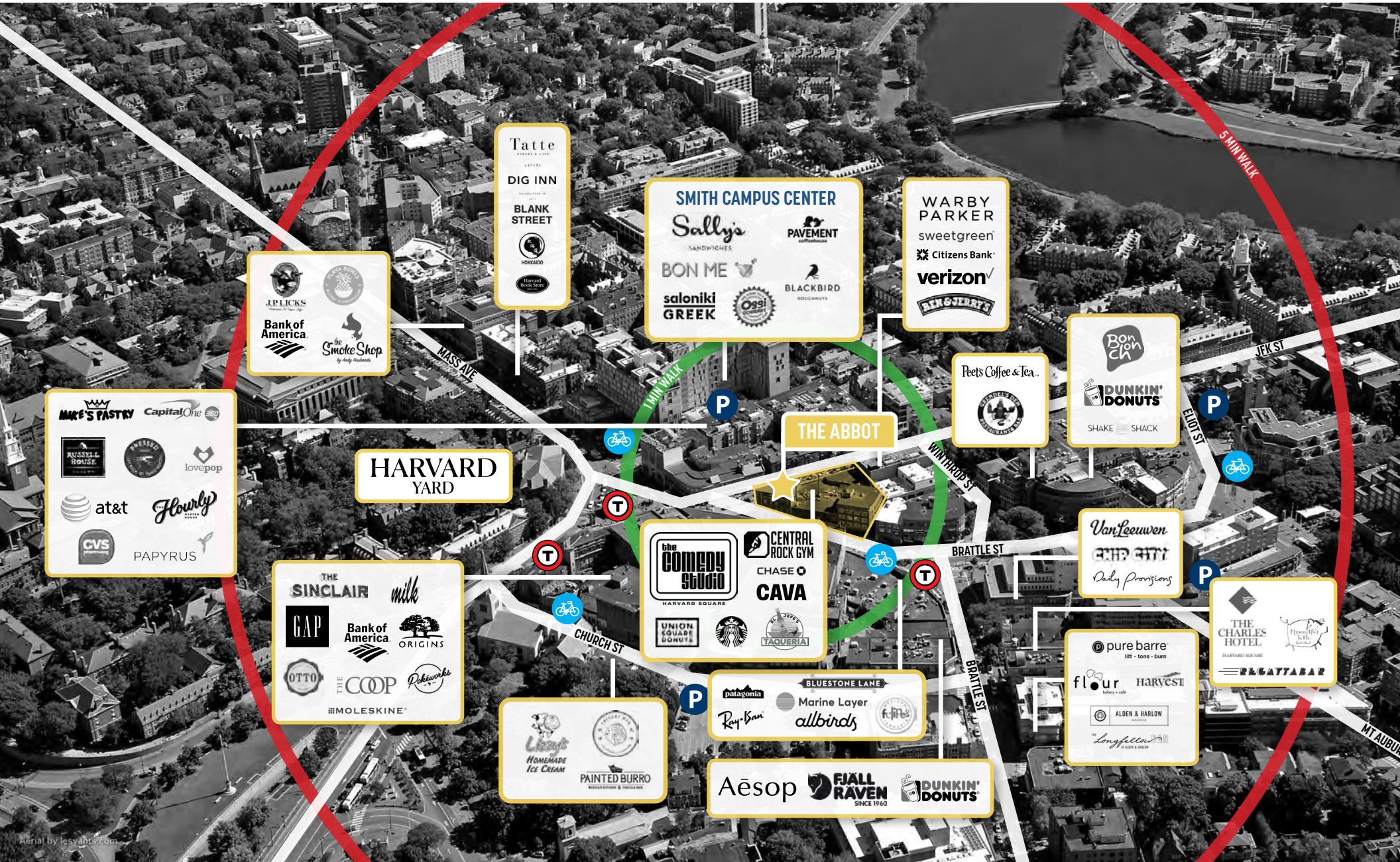
17 min

I-93

8 min

I-90

HARVARD SQUARE



MARK'S PASTRY **Capital One** **egg**
RUSSELL HOUSE **WESKO** **lovepop**
at&t **Flourly**
CVS **PAPYRUS**

J.P. LICKS **PIZZA BORDO**
Bank of America **The Smoke Shop**
by Andy Heavens

Tatte
BRASS & COFFEE
DIG INN
BLANK STREET
HOKUADO
Harvard Book Store

SMITH CAMPUS CENTER
Sally's **PAVEMENT**
SANDWICHES with handmade
BON ME **BLACKBIRD**
saloniki GREEK BOUGHNITS
Oggi

WARBY PARKER
sweetgreen
Citizens Bank
verizon
BEN & JERRY'S

HARVARD YARD

THE ABBOT

THE SINCLAIR **milk**
GAP **Bank of America** **ORIGINS**
OTTO **THE COOP** **Pobovorks**
#MOLESKINE

the comedy studio **CENTRAL ROCK GYM**
HARVARD SQUARE CHASE
UNION SQUARE DONUTS **STARBUCKS** **CAVA**
TAQUERIA

Peets Coffee & Tea
BON DONUTS
SHAKE SHACK

BON DONUTS
SHAKE SHACK

Van Leeuwen
THE CITY
Daily Provisions

THE CHARLES HOTEL
HARVARD SQUARE
R&GATTAR

pure barre
lit • tone • burn
flour HARVEST
bakery • cafe
ALDEN & HARLOW
THE LONGFELLOW

LIQUID
HOMEMADE ICE CREAM
PAINTED BURRO
MEXICAN RESTAURANT & TAQUERIA

patagonia **BLUESTONE LANE**
Ray-Ban **Marine Layer** **allbirds**

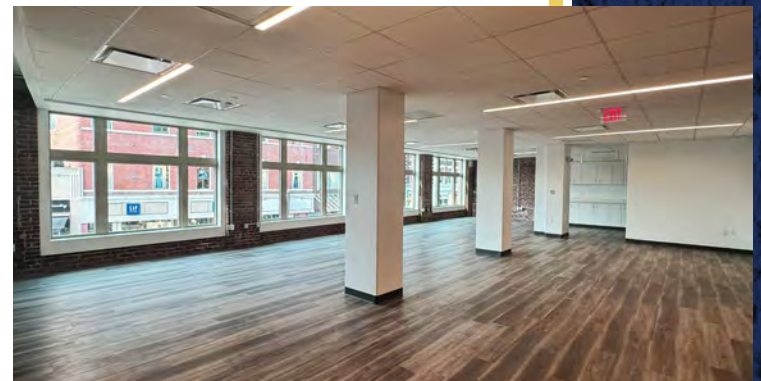
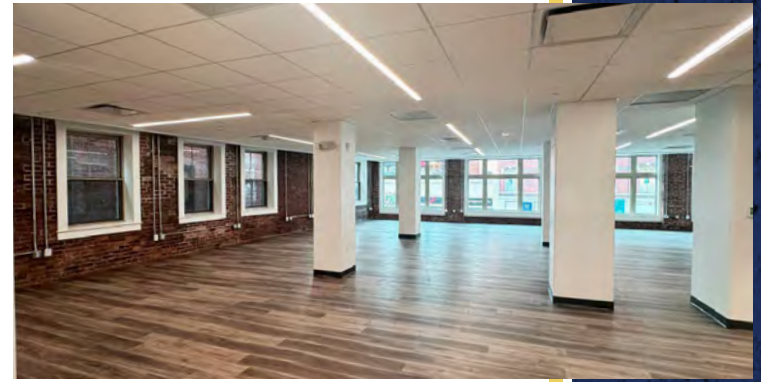
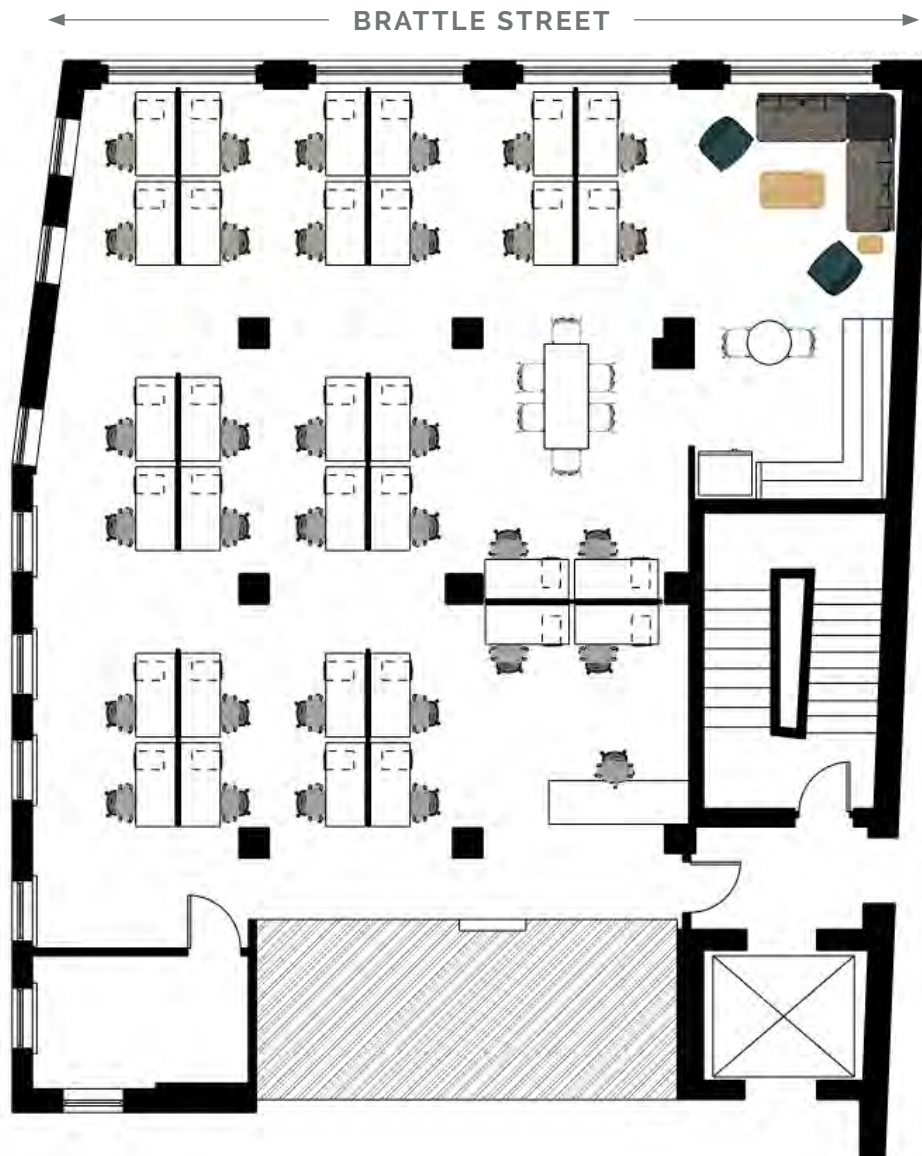
Aēsop **FJALL RAVEN** **DUNKIN' DONUTS**
SINCE 1960



View of 20 Brattle Lobby Interior at Entry

2ND FLOOR - 3,107 RSF

SUITE 210



✓ NEWLY RENOVATED

✓ EXPOSED BRICK

✓ NATURAL LIGHT

As-Built Furniture Plan

2ND FLOOR - 3,107 RSF

SUITE 210

← BRATTLE STREET →



LEVEL 2 FURNITURE SCHEDULE	
HEADCOUNT: 21	
FURNITURE	COUNT
30"x60" Workstations	19
Private Offices	2
6p Conference	1
6p Collab Area	1

✓ NEWLY RENOVATED

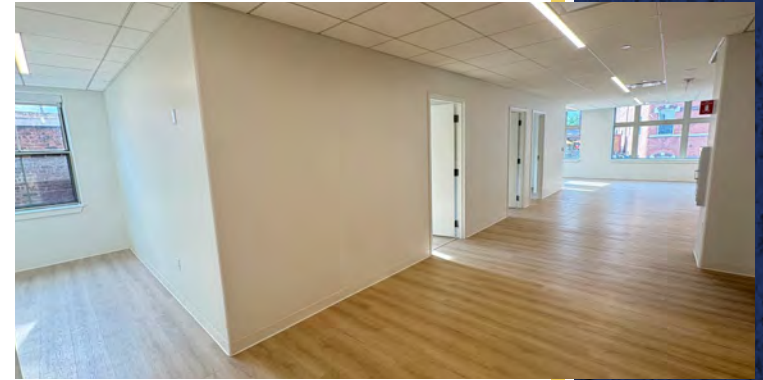
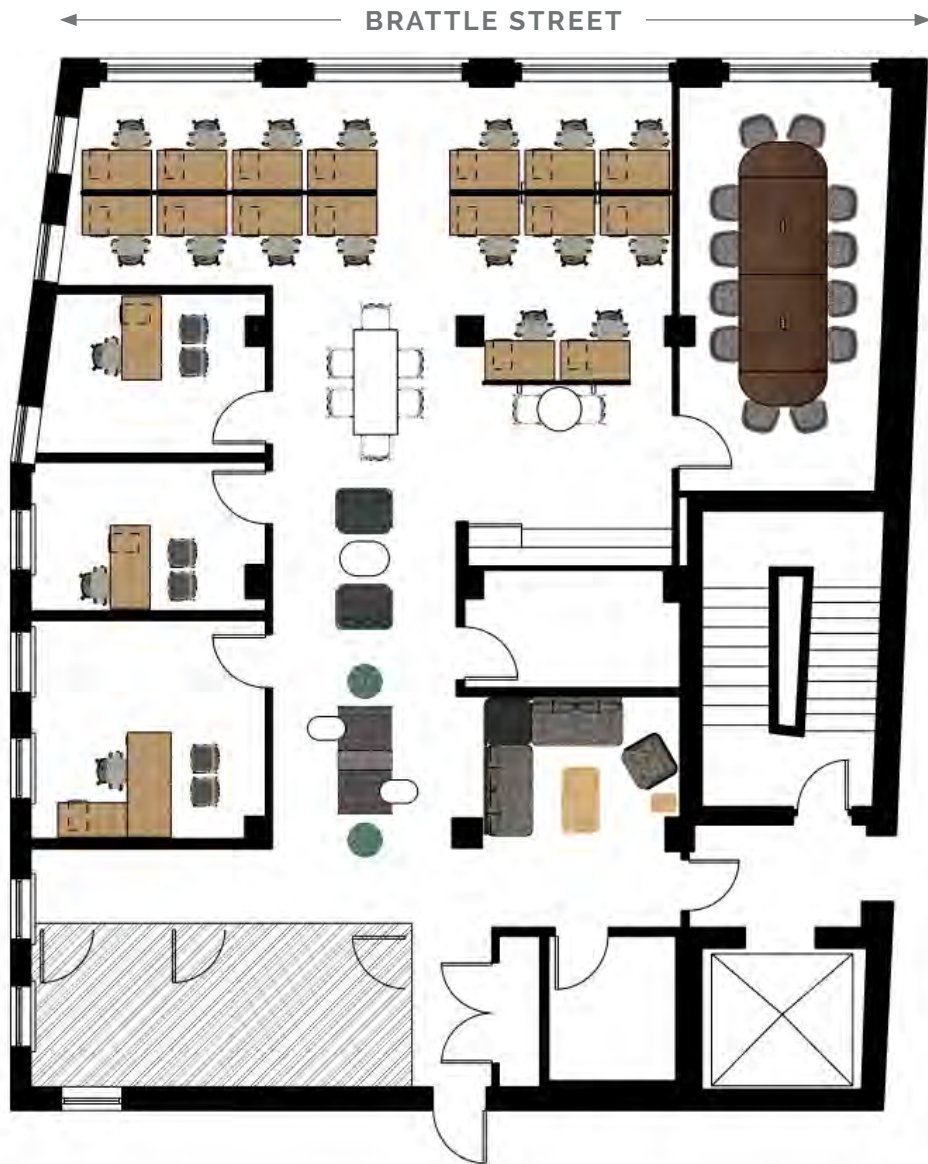
✓ EXPOSED BRICK

✓ NATURAL LIGHT

Concept Fit Plan

3RD FLOOR - 3,349 RSF

SUITE 310



✓ **NEWLY RENOVATED**

✓ **PRIVATE FLOOR**

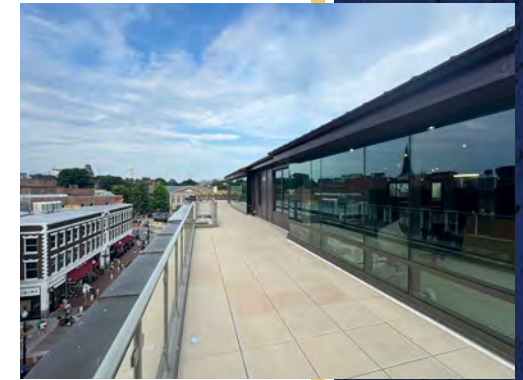
✓ **NATURAL LIGHT**

✓ **PRIVATE RESTROOMS & SHOWER**

As-Built Furniture Plan

4TH FLOOR - 11,665 RSF

SUITE 410



✓ **HIGH** CEILINGS

✓ **FULL FLOOR** PENTHOUSE

✓ **PRIVATE** OUTDOOR ROOF DECK & GREEN SPACE

As-Built Plan

✓ **360 DEGREES** OF NATURAL LIGHT

4TH FLOOR - 11,665 RSF

SUITE 410



✓ HIGH CEILINGS

✓ FULL FLOOR PENTHOUSE

✓ PRIVATE OUTDOOR ROOF DECK & GREEN SPACE

Concept Fit Plan (Open Benching Programming)

✓ 360 DEGREES OF NATURAL LIGHT

4TH FLOOR - 11,665 RSF

SUITE 410



✓ HIGH CEILINGS

✓ FULL FLOOR PENTHOUSE

✓ PRIVATE OUTDOOR ROOF DECK & GREEN SPACE

Concept Fit Plan (Private Office Programming)

✓ 360 DEGREES OF NATURAL LIGHT

4TH FLOOR

TENANT FIT PLAN RENDERINGS



4TH FLOOR

DEDICATED ROOF DECK



TOUR OF THE ABBOT



Regency
Centers.

The Abbot | The Unofficial Gateway to Harvard Square - Cambridge, MA



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